

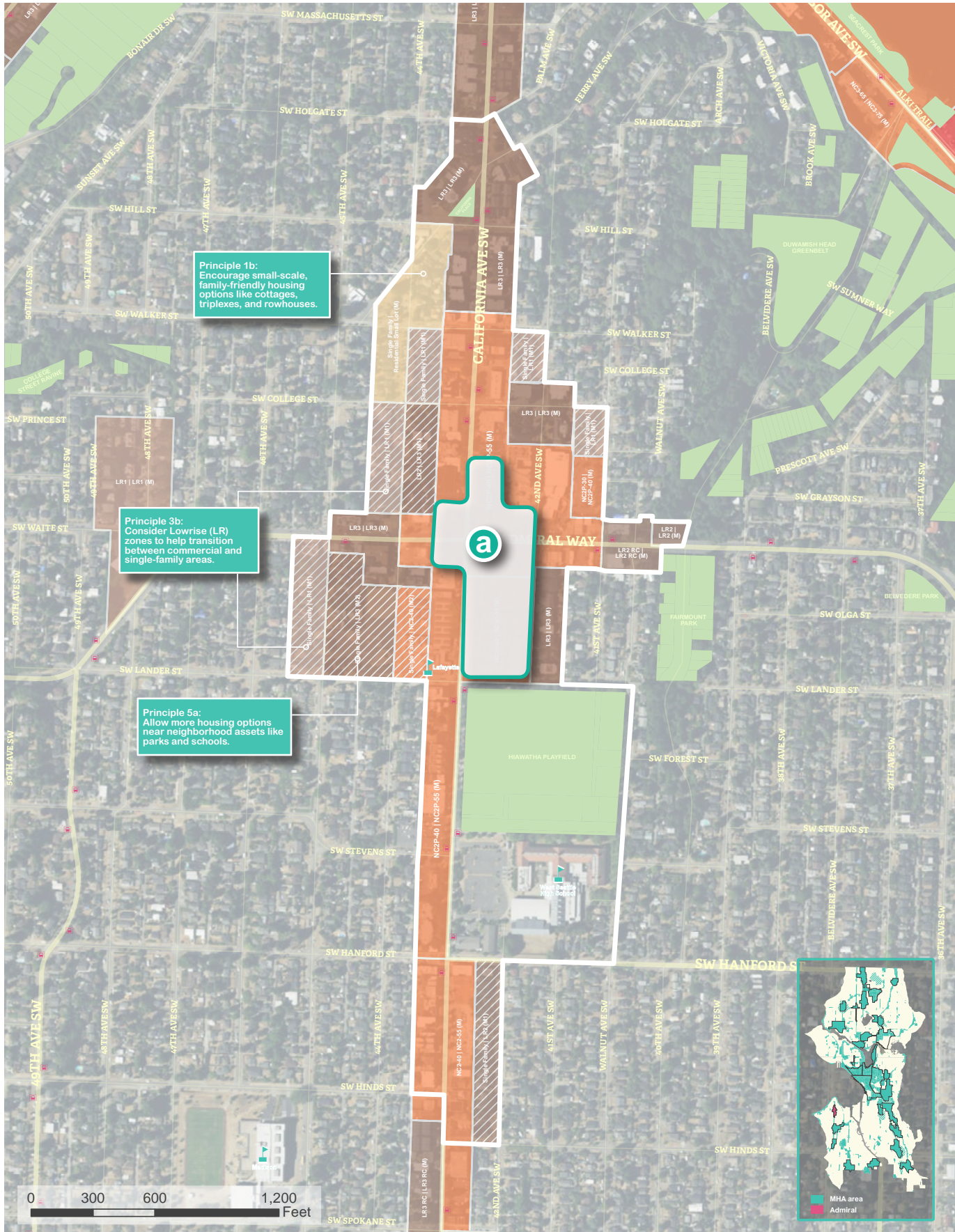
Admiral

Residential Urban Village

DRAFT ZONING CHANGES to implement Mandatory Housing Affordability (MHA)

HALA.Consider.it Interactive web map seattle.gov/HALA October 19, 2016

proposed zoning	MHA requirements	zone categories	urban villages
white labels identify changes:	vary based on scale of zoning change (residential proposal shown)	follow the links below to see examples of how buildings could look under MHA	areas designated for growth in our Comprehensive Plan
existing zone draft MHA zone			
Solid areas have a typical increase in zoning (usually one story)	(M) 6% of homes must be affordable or a payment of \$13.25 per sq. ft.	Residential Small Lot (RSL) cottages, townhouses, duplexes/triplexes similar in scale to single family zones	Existing boundary
Hatched areas have a larger increase in zoning or a change in zone type.	(M1) 9% of homes must be affordable or a payment of \$20.00 per sq. ft.	Lowrise (LR) townhouses, rowhouses, or apartments	Proposed boundary
	(M2) 10% of homes must be affordable or a payment of \$22.25 per sq. ft.	Midrise (MR) apartments with 7-8 stories	Seattle 2035 10-minute walkshed
		Highrise (HR) apartments with heights of 240-300 ft.	Open space
		Seattle Mixed (SM) buildings with a mix of offices, retail, and homes	Public school
		Neighborhood Commercial (NC) mixed-use buildings with 4-9 stories	Light rail
		Commercial (C) auto-oriented commercial buildings	Bus stop
		Industrial Commercial (IC) MHA applies only to commercial uses	



Admiral

Low Risk of Displacement / High Access to Opportunity

Zoning changes from Draft 1 map

Please visit our [web map](#) to see more zoning detail including the Final Proposal.

Recognizing the high access to opportunity and low risk of displacement in this community, we propose more (M1) and (M2) zone changes where they align with principles.

a Final zoning proposal for this area is NC-75 (M1). This proposal better aligns with principle to allow more housing near parks, schools, community centers, and amenities. It also adds (M1) capacity in a high opportunity area. Current zoning is NC-40. The Draft 1 proposal was NC-55 (M).

What we heard from the community*

*Note that input shown here does not convey consensus among community members. The purpose of this section is to share the diversity of opinions expressed.

Citywide themes most discussed

- Property taxes
- Traffic
- Public transit
- Parking
- Infrastructure
- Transitions

“ We simply need more options for residential units in the area. The prices are so cost prohibitive for younger adults and families.

- 4th Gen West Seattle

“ The people of Admiral want a diverse family-friendly community and assurances that the Admiral Neighborhood will have family sized affordable units built in our neighborhoods to encourage this goal.

- Diane

Local opportunities and challenges

- Willing to give up some on single family if the affordable housing goes in the community
- Concern that performance requirement would be too onerous for landlords
- Housing for missing middle is needed
- Desire for more density generally, and in particular near the junction, east of California, North of Hiawatha Playfield, and around Lafayette Playfield
- Suggestions to expand boundary generally to spread out capacity across a larger area
- Incentivize ADUs and DADUs

- Expand boundary to Fairmount Park, include LR2
- Expand RSL, and/or expand urban village boundary to include more RSL
- Prefer RSL over LR1 and LR2
- Increase boundary around California and Admiral
- Support zoning changes from SF to LR
- Suggestion focusing development along arterials
- No multifamily on College and 44th
- Exclude SF areas from Urban Villages
- Need more affordable commercial space
- Grow with small businesses in mind
- Transit and traffic are over taxed
- Struggling businesses and lack of parking to serve them
- Need direct transit from Admiral to downtown, more than just rush hours
- Better pedestrian infrastructure along California
- Mid-block pass-throughs
- Concern about transitions throughout Admiral
- Suggestions for expanding boundary to the west to provide for more transition
- Use multifamily areas as buffer between California and single family areas
- Consider topography and the transitions principle
- Support for family-sized requirement in LR1
- Need planning around infrastructure including hospitals and disaster preparedness
- Need more Design Review
- Concern about bulk and scale, sunlight reaching the street - concern about “canyon effect”
- Need more on-the-ground look at local changes
- Concern about rising property taxes displacing seniors
- Concern about decreasing property values
- Incentives for homeowners to stay in homes
- Need to keep green space as an asset, include it as requirement for development

Implementing Mandatory Housing Affordability (MHA) Citywide

Requiring development to contribute to affordable housing as Seattle grows

Mandatory Housing Affordability (MHA) ensures that new commercial and multifamily residential development contributes to affordable housing. MHA will provide at least 6,000 new rent-restricted, income-restricted homes for low-income people. Affordable housing requirements take effect when the Seattle City Council adopts new zoning that adds development capacity. By enacting affordable housing requirements and increasing development capacity at the same time, MHA is consistent with a state-approved approach used in other Washington cities.

After putting MHA in place in six Seattle neighborhoods in 2017, the City is proposing to implement MHA citywide. Our proposal targets more housing choices close to community assets, such as frequent transit, parks, and jobs. We are proposing less intensive changes in areas with higher risk of displacement, environmentally sensitive areas, and areas with fewer community assets. The maps of proposed zoning changes necessary to implement MHA across Seattle are available at www.seattle.gov/hala.

This proposal is the product of over two years of engagement and reflects many of the themes we heard from the community:

- Create more affordable housing that is rent-restricted for low-income people.
- Minimize displacement of existing residents.
- Support more housing choices, including home ownership and family-size housing.
- Develop more opportunities for people to live near parks, schools, and transit.
- Minimize the impacts of new development on existing neighborhood character.
- Coordinate growth with infrastructure investments.



MHA is part of Seattle's Housing Affordability and Livability Agenda (HALA) that strives to create 50,000 homes by 2025, including 20,000 affordable homes. The development of both affordable housing and market-rate housing is an important strategy for slowing housing cost increases and providing a wider range of housing choices.

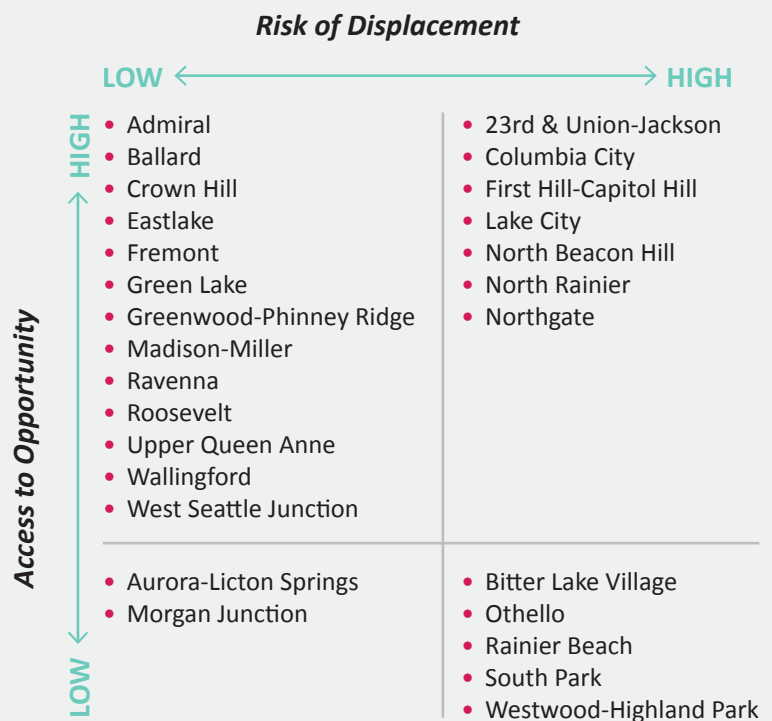
Crafting Our Proposal

Community engagement and a commitment to racial and social equity shapes our proposal to implement MHA. Key elements of the proposal include:

- Apply affordable housing requirements in all multifamily and commercial zones, and all urban villages, consistent with the Seattle 2035 Comprehensive Plan adopted by the City Council.
- Increase housing choices throughout Seattle, with more housing in areas with low risk of displacement and high access to opportunity (transit, parks, jobs and other critical resources).
- In areas with high risk of displacement of low-income people and communities of color, focus increased housing choices and jobs within a 5-minute walk of frequent transit.
- Expand 10 urban villages to provide more housing options within a 10-minute walk of frequent transit.
- Minimize impacts in environmentally sensitive areas and propose less intensive changes within 500 feet of major freeways.

Seattle's Urban Villages

In 1994, Seattle implemented an urban village strategy to guide growth and investments to designated communities across the city. The Seattle 2035 Comprehensive Plan's Growth and Equity Analysis examined demographic, economic, and physical factors to understand current displacement risk and access to opportunity in Seattle's urban villages.



- Incorporate new design standards for buildings to reduce impacts on neighborhood character.
- Improve Green Factor and tree requirements to support environmental goals.
- Make no zoning changes in federally designated historic districts and critical shorelines.

Affordable housing requirements on development

With MHA, new buildings must include affordable housing (performance option) or contribute to the Seattle Office of Housing fund to support the development of affordable housing (payment option).

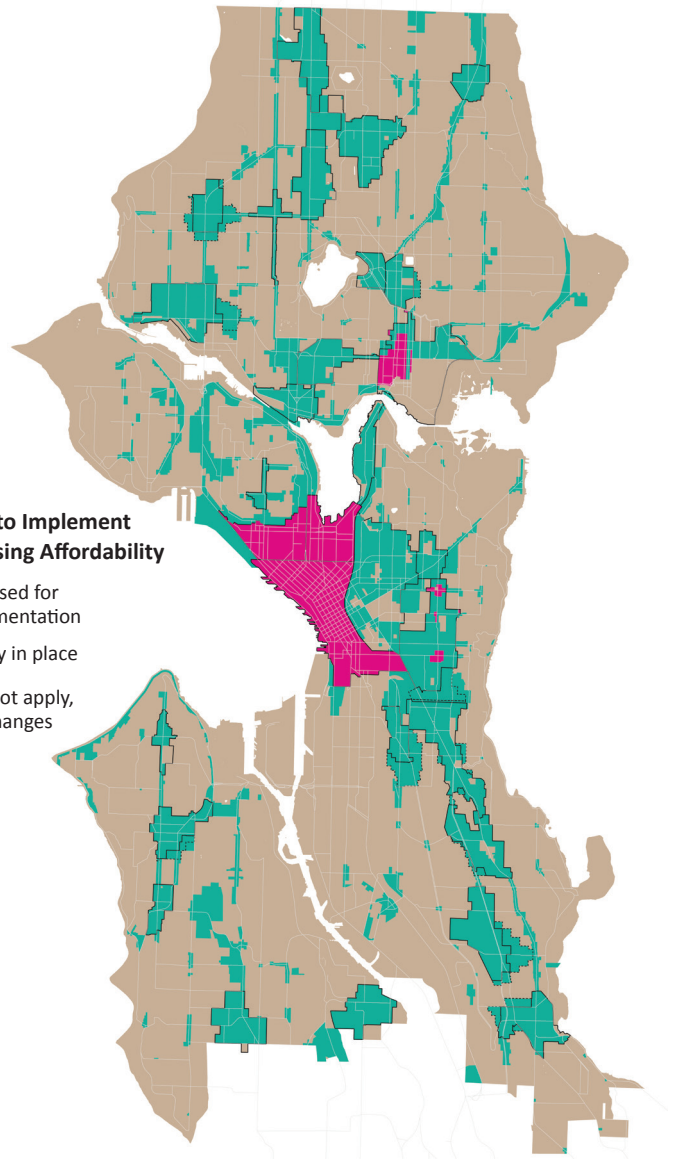
MHA requirements vary based on housing costs in each area of the city and the scale of the zoning change. Higher MHA requirements apply in areas with higher housing costs and larger zoning changes. With the performance option, between 5 percent and 11 percent of homes in new multifamily residential buildings are reserved for low-income households. With the payment option, development will contribute between \$5.00 and \$32.75 per square foot.

Like the Seattle Housing Levy, MHA payments are leveraged to produce more high-quality affordable housing located throughout Seattle. This also supports other benefits, including serving people with lower incomes, providing family-sized homes, and offering opportunities for community-oriented ground floor spaces and services.

Where would MHA apply?

Zoning changes to Implement Mandatory Housing Affordability

- Areas proposed for MHA Implementation
- MHA already in place
- MHA does not apply, no zoning changes



Who qualifies for affordable housing created through MHA

2017 Income and Rent Limits



Individual

Making less than \$40,320
will pay no more than
\$1,008 for a one bedroom



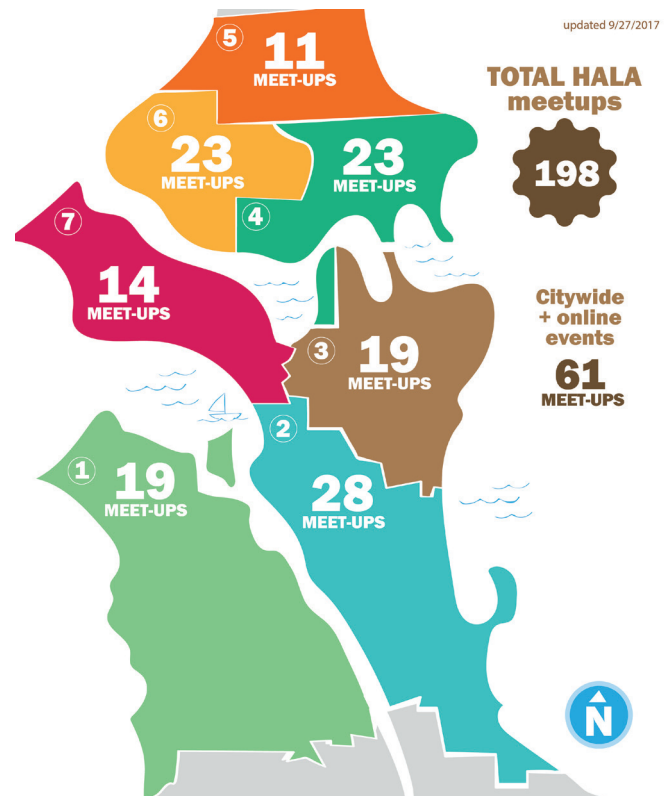
Family of Four

Making less than \$57,600
will pay no more than
\$1,296 for a two bedroom.

Two years of community engagement

MHA has been shaped by nearly two years of community engagement led by the Department of Neighborhoods (DON). Community-generated principles, like creating better transitions between areas of higher and lower densities, guided our initial draft proposal released in October 2016. Since then, additional engagement and environmental review shaped the final proposal. Our traditional and innovative approaches to community engagement have included:

- Interactive online conversation at hala.consider.it with more than 2000 community members
- Telephone town halls that reached more than 70,000 Seattle households
- A mailer to 90,000 households to share information and invite residents to public meetings
- Door bellling more than 10,000 homes where zoning changes are proposed
- An email newsletter to 4,700 people



Next Steps

From 2015-2017, City Council voted unanimously to establish MHA requirements and rezones in the following communities: University District, Downtown, South Lake Union, Chinatown-International District, along 23rd Ave in the Central Area, and Uptown.

In 2018, the Council, supported by City staff, will continue to engage communities as it considers MHA implementation citywide. The Council has announced a slate of open houses and hearings across the city through August 2018 so that more community voices can shape the proposal.

Learn more about the City Council process for Citywide MHA at www.seattle.gov/council